

#11-13

AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 266, "RENTAL HOUSING", OF THE CODE OF THE TOWNSHIP OF NORTH BRUNSWICK, TO INSERT A NEW SECTION 266-3, "DEFINITIONS", TO DEFINE THE TERM "LANDLORD" AND "RENTAL HOUSING" AND TO RE-CODIFY THE REMAINING SECTIONS AND TO AMEND THE RE-CODIFIED AND RE-NAMED SECTION 266-10, "RENTAL HOUSING LANDLORD REGISTRATION REQUIREMENTS"

BE IT ORDAINED, by the Township Council of the Township of North Brunswick, County of Middlesex and State of New Jersey, that Chapter 266, Rental Housing, of the Code of the Township of North Brunswick, be and is hereby amended and supplemented to include a new Section 266-3, Definitions and to re-codify the remaining sections and to amend and supplement the re-codified and re-named Section 266-10, Rental Housing Landlord Registration Requirements, as follows:

§ 266-1. Purpose.

The purposes of this chapter are as follows:

- A. To protect the health, safety and welfare of residential tenants by ensuring that both the interior and exterior of all rental housing properties are maintained in a safe and sanitary condition.
- B. To protect the welfare of residential tenants by assuring that maximum occupancy limits are not exceeded in rental units.
- C. To protect the real estate values of properties located in close proximity to rental housing by requiring the upkeep and maintenance of building exteriors and outside property areas.

§ 266-2. Applicability; exceptions.

This chapter shall apply to all residential uses with the exception of owner-occupied, single-family dwellings.

§ 266-3. Definitions

LANDLORD – shall mean the person or persons who own or purport to own, or exercise control of any building or project in which there is rented or offered for rent housing space for living or dwelling purposes under either a written or oral lease.

RENTAL HOUSING - This definition shall include single family, two family, and owner-occupied two family premises which are rented by a landlord, as well as any multiple dwelling subject to the Hotel and Multiple Dwelling Law, P.L.1967, c.76 (C.55:13A-1 et seq.).

§ 266-4. Enforcement authority.

The Director of Community Development or his designee is hereby authorized to enforce the provisions of this chapter and shall be referred to hereinafter as the "Enforcement Officer."

§ 266-5. Requirements for certificate of rental housing compliance prior to change in tenancy; certificate of maximum occupancy and use.

No person, agency, corporation, partnership, firm, company, owner, real estate agent, broker or any other individual shall hereafter rent, lease or sublet any residential unit, other than those exceptions enumerated in §266-2 of this chapter, without first obtaining from the Enforcement Officer one of the following:

- A. A Certificate of Rental Housing Compliance stating that at the time of the proposed rental, lease or subletting the unit complies with the property maintenance standards of this chapter and is approved for occupancy.
- B. A Conditional Certificate of Rental Housing Compliance indicating that the unit is conditionally approved for occupancy.
- C. No rental housing two-family, three-family or any other multifamily units, or any units with habitable spaces used for sleeping purposes in an attic or basement, shall be rented without first obtaining a Certificate of Rental Housing Compliance from the Department of Community Development.